## Chapter 6 Appendix Section

- Scenario Builder Development Model Results, Low Growth 5-20 Year Results
- Scenario Builder Development Model Results, Medium Growth 5-20 Year Results
- Scenario Builder Development Model Results, High Growth 5-20 Year Results

## Low Growth



#### JEDOM TREMKOJEVED REDJIVE OIRAREDZ

BASE YEAR: 1999

PROJECTION YEAR: 2004

| V  |                                  |                     |   | Created   | by: RKG Associates, Inc.                          | Alexandria VA 200                  |
|--|----------------------------------|---------------------|---|---|---|------------------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS   | \$ 512.4                         | Maria Maria         | A 100 100 100 100 100 100 100 100 100 10  |   |   |                                    |
| Annual Real Property Appreciation Rate   | 1.0%                             | Res                 | sidential Vacancy                         | Pate  |   | 4%                                 |
| Real Property Tax Rate (Per \$100 Asssessed Value)   | \$0.20                           |                     | mber of Years Pro                         |   |   | 5                                  |
| Annual Inflation Rate  | 2.5%                             | 140                 | moer or reals ric                         | jected  |   | ,                                  |
| AX BASE ADDITIONS  | 2200                             |                     |   |   |   |                                    |
| ESIDENTIAL   | Units                            | Acreage             | Building SF                               | Land AV   | Building AV                                       | Total /                            |
| Single Family (Rural)  | 101                              | 107.7               | 212,970                                   | \$5,108,653   | \$14,716,896                                      | \$19,825,54                        |
| Single Family (Low Density) Multi-Family   | 31<br>245                        | 17.1<br>26.6        | 68,550<br>292,210                         | \$1,122,673   | \$4,240,170                                       | \$5,362,84                         |
| Subtotal - Residential   | 377                              | 151.4               | 573,730                                   | \$1,764,034<br>\$7,995,359  | \$15,163,984<br>\$34,121,051                      | \$16,928,01<br>\$42,116,41         |
| OMMERCIAL  |                                  |                     |   |   |   |                                    |
| Industrial/R&D<br>Retail/Service   | 7<br>16                          | 45.6<br>18.3        | 325,000<br>150,000                        | \$617,367   | \$14,559,602                                      | \$15,176,96                        |
| Office   | 12                               | 8.1                 | 75,000                                    | \$2,382,184<br>\$749,668  | \$6,441,087<br>\$4,048,654                        | \$8,823,27<br>\$4,798,32           |
| Subtotal - Commercial  | 35                               | 71.9                | 550,000                                   | \$3,749,219   | \$25,049,343                                      | \$28,798,56                        |
| OTHER  |                                  |                     |   |   |   |                                    |
| Other Subtotal - Other   | 8                                | 5.7                 | 37,500<br>37,500                          | \$127,161<br>\$127,161  | \$3,248,450<br>\$3,248,450                        | \$3,375,61<br>\$3,375,61           |
| EAL PROPERTY APPRECIATION (DEPRECIATION)   |                                  |                     | 37,500                                    | 1127,101  | 45,210,130  | 35,575,61                          |
| Real Property Appreciation (Depreciation)  | 1.0%                             |                     | A-0024-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0- | \$13,411,726  | \$51,943,407                                      | \$65,355,13                        |
| MUNICIPAL REVENUES & EXPENDITURES  | 419                              | 229.1               | 1,161,230                                 | \$25,283,465  | \$114,362,251                                     | \$139,645,71                       |
|  |                                  |                     |   |   |   | Ann. Chge. From                    |
| Constal Property Types (P/F Appropriation)   |                                  |                     |   | on in some still  | Current Year                                      | Base Yea                           |
| General Property Taxes (R/E Appreciation): General Property Taxes (New Development):   |                                  |                     |   |   | \$113,745<br>\$141,830                            | 1.15                               |
| Other Local Taxes:   |                                  |                     |   |   | \$141,030   | 1.4                                |
| Restaurant   |                                  |                     |   |   | \$281,881   | 4.2                                |
| Consumer Utility   |                                  |                     |   |   | \$261,856   | 4.1                                |
| Business License<br>Local Sales and Use  |                                  |                     |   |   | \$235,555<br>\$196,665                            | 4.5                                |
| Motor Vehicle License  |                                  |                     |   |   | \$17,982  | 1.4                                |
| Miscellaneous Tax Revenue  |                                  |                     |   |   | \$86,510  | 1.3                                |
| Non-Tax Revenue<br>Intergovernmental Revenues  |                                  |                     |   |   | \$403,637   | 4.1                                |
| Total - Revenues   |                                  |                     |   |   | \$148,193<br>\$1,887,854                          | 1.35                               |
| Revenues Per Capita  |                                  |                     |   |   | 0.,000,,000                                       | \$346.3                            |
| Public Safety  |                                  |                     |   |   | AF04.437  |                                    |
| Public Works   |                                  |                     |   |   | \$501,137<br>\$326,402                            | 2.6                                |
| General Covt Administration  |                                  |                     |   |   | \$226,842   | 2.6                                |
| Parks, Recreation & Culture  |                                  |                     |   |   | \$135,450   | 3.2                                |
| Other Expenditures  Total - Expenditures   |                                  |                     |   |   | \$151,679<br>\$1,341,511                          | 3.5<br>2.8                         |
| Expenditures Per Capita  |                                  |                     |   |   | 110,1140,16                                       | \$264.1                            |
| Operating Revenues Over/Under Expenditures (Before Debt Service)   |                                  |                     |   |   | \$546,344   | 28.9                               |
| ERVICE DEMAND BY LAND USE Single Family (Rural)  |                                  |                     |   |   | Current Year<br>\$228,528                         | % of Total Exp                     |
| Single Family (Low Density)  |                                  |                     |   |   | \$121,586   | 9.1                                |
| Multi-Family   |                                  |                     |   |   | \$409,724   | 30.5                               |
| Industrial/R&D<br>Retail/Service   |                                  |                     |   |   | \$281,958   | 21.0                               |
| Office   |                                  |                     |   |   | \$146,593<br>\$71,026                             | 10.9<br>5.3                        |
| Other  |                                  |                     |   |   | \$82,097  | 6.1                                |
| Total - Expenditures   |                                  |                     |   |   | \$1,341,511                                       | 100.0                              |
| NET BONDED DEBT & ANNUAL DEBT SERVICE  |                                  |                     |   |   |   | Current Ye                         |
| Existing Annual Debt Service (Pre-2000)  |                                  |                     |   |   |   | \$724,84                           |
| New Annual Debt Service (2000-Current Year)  Total - Debt Service (Current Year)   |                                  |                     |   |   |   | \$120,28<br>\$845,12               |
| Outstanding Net Bonded Debt (General Obligation)   |                                  |                     |   |   |   | \$6,063,77                         |
| Ratio: D/S to Total Gen. Fund Expenditures   |                                  |                     |   |   |   | \$6,063,77<br>7.64                 |
| Ratio: Net Bonded Debt to Total Assessed Value   |                                  |                     |   |   |   | 0.43                               |
| Ratio: D/S Per Capita  |                                  |                     |   |   |   | \$20.2                             |
| urrent Year Operating Revenues (Less New Debt Service) AND DEMAND v. LAND SUPPLY   | Downtown                         | Southwest           | Midtown                                   | North End   | South End   | \$426,06<br>Northwe                |
| The second secon | STATE OF THE PARTY OF THE PARTY. | CHI PARENTAL MARKET |   | NAME OF THE OWNER OF THE OWNER, WHEN THE OWNER, | NAMES OF TAXABLE PARTY AND POST OF TAXABLE PARTY. | Property Sales Sales and St. 1984. |
| ESIDENTIAL - Available Land Supply (Acres)  Number of Acres Available for Development  | 0.0<br>-1.5                      | 463.1<br>443.3      | 65.1<br>35.5                              | 325.9<br>260.1  | 41.7<br>39.0                                      | 334<br>302                         |
| COMMERCIAL - Available Land Supply (Acres)   | 0.0                              | 401.1               | 16.7                                      | 59.2  | 207.8   | 49                                 |
| Number of Acres Available for Development  | -1.9                             | 394.8               | 8.2                                       | 55.8  | 151.6   | 48                                 |
| STIMATED POPULATION & DWELLING UNIT  | lotter a rather                  | A BANK              | 4016                                      |   | Mala ar and                                       | % Chang<br>from 199                |
| stimated 1999 Population   | Augustinia (Ca                   |                     |   |   | 20.662  |                                    |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)   |                                  |                     |   |   | 39,663<br>376                                     | 2.0                                |
| Population Change (+/-) - (1999 to Projection Year)  |                                  |                     |   |   | 2,007   | 3.0                                |
| , unit of the state of the stat |                                  |                     |   |   | 2,007   |                                    |



Current Estimated Town Population

### TEDOM INEMKOJEVED NEDJIVE GINAKEDZ

BASE YEAR: 1999 PROJECTION YEAR: 2009

44,295

| DEVELOPMENT SCENARIO ASSUMPTIONS   |                      |                            |   |  | S 19 34 54 54 1   | c., Alexandria, VA, 2000 |
|--|----------------------|----------------------------|---|--|---|--------------------------|
| Annual Real Property Appreciation Rate   | 1.0%                 | Re                         | sidential Vacancy   | Rate   |   | 4%                       |
| Real Property Tax Rate (Per \$100 Assessed Value)  | \$0.20               |                            | mber of Years Pro   |  |   | 10                       |
| Annual Inflation Rate  | 2.5%                 | 140                        | iniber of reals ric   | rjected  |   | 10                       |
| TAX BASE ADDITIONS   | HARLY MATERIAL SALES | CONTRACTOR OF THE PARTY OF |   | NATIONAL DESIGNATION OF THE PERSON OF THE PE |   |                          |
| RESIDENTIAL  | Units                | Acreage                    | Building SF   | Land AV  | Building AV   | Total A                  |
| Single Family (Rural)  | 201                  | 214.7                      | 424,540   | \$9,736,412  | \$29,155,638  | \$38,892,05              |
| Single Family (Low Density)  | 61                   | 33.5                       | 134,980   | \$2,211,506  | \$8,368,082   | \$10,579,588             |
| Multi-Family   | 490                  | 52.2                       | 584,420   | \$3,418,551  | \$31,016,133  | \$34,434,684             |
| Subtotal - Residential   | 752                  | 300.5                      | 1,143,940   | \$15,366,470   | \$68,539,853  | \$83,906,323             |
| Industrial/R&D   | 14                   | 98.1                       | 700,000   | \$1,329,713  | \$31,359,143  | \$32,688,856             |
| Retail/Service   | 27                   | 33.2                       | 250,000   | \$3,943,788  | \$10,990,120  | \$14,933,908             |
| Office   | 29                   | 18.8                       | 175,000   | \$1,726,547  | \$9,400,165   | \$11,126,712             |
| Subtotal - Commercial  | 70                   | 150.2                      | 1,125,000   | \$7,000,047  | \$51,749,429  | \$58,749,475             |
| OTHER  |                      |                            |   |  |   |                          |
| Other Subtotal - Other   | 14                   | 11.5                       | 75,000<br>75,000  | \$254,323<br>\$254,323   | \$6,496,901<br>\$6,496,901  | \$6,751,223              |
| REAL PROPERTY APPRECIATION (DEPRECIATION)  |                      |                            | 73,000  | 4204,323   | \$0,490,901   | \$6,751,223              |
| Real Property Appreciation (Depreciation)  | 1.0%                 |                            |   | \$27,507,584   | \$106,536,450   | \$134,044,034            |
| Total - New Tax Base   | 836                  | 462.2                      | 2,343,940   | \$50,128,423   | \$233,322,633   | \$283,451,056            |
| MUNICIPAL REVENUES & EXPENDITURES  | AND AND STREET       |                            |   | ALLE OF BUILD  | and the Contraction   | 4.2                      |
|  |                      |                            |   |  |   | Ann. Chge. From          |
| REVENUES  Consort Proposity Types (P/K Approximation):   |                      |                            |   |  | Current Year  | Base Year                |
| General Property Taxes (R/E Appreciation): General Property Taxes (New Development):                     |                      |                            |   |  | \$233,293   | 1.1%                     |
| Other Local Taxes:   |                      |                            |   |  | \$285,312   | 1.4%                     |
| Restaurant   |                      |                            |   |  | \$609,692   | 4.5%                     |
| Consumer Utility   |                      |                            |   |  | \$568,420   | 4.4%                     |
| Business License   |                      |                            |   |  | \$498,331   | 4.7%                     |
| Local Sales and Use  |                      |                            |   |  | \$398,110   | 4.3%                     |
| Motor Vehicle License  |                      |                            |   |  | \$35,899  | 1.4%                     |
| Miscellaneous Tax Revenue<br>Non-Tax Revenue   |                      |                            |   |  | \$174,620   | 1.3%                     |
| Intergovernmental Revenues   |                      |                            |   |  | \$876,188<br>\$299,128  | 4.4%                     |
| Total - Revenues   |                      |                            |   |  | \$3,978,993   | 3.27                     |
| Revenues Per Capita  |                      |                            |   |  |   | \$373.06                 |
| EXPENDITURES Public Safety   |                      |                            |   |  | \$1.050.120   |                          |
| Public Works   |                      |                            |   |  | \$1,068,128<br>\$695,697  | 2.8%                     |
| General Govt Administration  |                      |                            |   |  | \$483,493   | 2.89                     |
| Parks, Recreation & Culture  |                      |                            |   |  | \$265,852   | 3.29                     |
| Other Expenditures   |                      |                            |   |  | \$297,461   | 3.49                     |
| Total - Expenditures   |                      |                            |   |  | \$2,810,632   | 2.93                     |
| Expenditures Per Capita  Operating Revenues Over/Under Expenditures (Before Debt Service)                |                      |                            |   |  | \$1,168,361   | \$281.11<br>29.4%        |
| SERVICE DEMAND BY LAND USE   |                      |                            |   |  | Current Year  | % of Total Exp.          |
| Single Family (Rural)  |                      |                            |   |  | \$472,632   | 16.89                    |
| Single Family (Low Density)  |                      |                            |   |  | \$259,868   | 9.2%                     |
| Multi-Family<br>Industrial/R&D   |                      |                            |   |  | \$871,400   | 31.09                    |
| Retail/Service   |                      |                            |   |  | \$605,255<br>\$257,086  | 21.59                    |
| Office   |                      |                            |   |  | \$164,846   | 9.19<br>5.99             |
| Other  |                      |                            |   |  | \$179,546   | 6.49                     |
| Total - Expenditures   |                      |                            |   |  | \$2,810,632   | 100.03                   |
| NET BONDED DEBT & ANNUAL DEBT SERVICE  |                      |                            |   |  |   | Current Year             |
| Existing Annual Debt Service (Pre-2000)  |                      |                            | THE REAL PROPERTY OF THE PARTY |  | REAL PROPERTY OF THE PROPERTY | \$500,680                |
| New Annual Debt Service (2000-Current Year)  |                      |                            |   |  |   | \$726,339                |
| Total - Debt Service (Current Year)  |                      |                            |   |  |   | \$1,227,019              |
| Outstanding Net Bonded Debt (General Obligation)   |                      |                            |   |  |   | \$9,015,39               |
| Ratio: D/S to Total Cen. Fund Expenditures   |                      |                            |   |  |   | 9.799                    |
| Ratio: Net Bonded Debt to Total Assessed Value Ratio: D/S Per Capita                                     |                      |                            |   |  |   | 0.589                    |
| Current Year Operating Revenues (Less New Debt Service)  |                      |                            |   |  |   | \$27.70<br>\$442,021     |
| LAND DEMAND V. LAND SUPPLY   | Downtown             | Southwest                  | Midtown   | North End  | South End   | Northwes                 |
| RESIDENTIAL - Available Land Supply (Acres)  | 0.0                  | 463.1                      | 65.1  | 325.9  | 41.7  | 334.5                    |
| Number of Acres Available for Development  | -2.9                 | 414.8                      |   |  |   |                          |
| COMMERCIAL - Available Land Supply (Acres)   | 0.0                  | 401.1                      | 11.6  | 207.8  | 38.9  | 260.0                    |
|  |                      |                            | 16.7  | 59.2   | 207.8   | 49.                      |
| Number of Acres Available for Development  | -2.4                 | 388.4                      | 0.6   | 52.0   | 87.2  | 47.0                     |
|  |                      |                            |   |  |   | % Change                 |
| ESTIMATED POPULATION & DWELLING UNITS  | 5                    |                            |   |  |   | from 199                 |
| Estimated 1999 Population  |                      |                            |   |  | 39,663  |                          |
|  |                      |                            |   |  | 751   | 6.09                     |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)   |                      |                            |   |  |   |                          |
| Population Change (+/-) - (1999 to Projection Year)  Population Change (+/-) - (1999 to Projection Year) |                      |                            |   |  | 4,632   | 6.0                      |



Current Estimated Town Population

### JEDOM TREMKOJEVED REDJIVE OMAKEĐE

45,081

BASE YEAR: 1999 PROJECTION YEAR: 2014

| DEVELOPMENT SCENARIO ASSUMPTIONS   |                            |   |                         | THE RESIDE                 |  |                            |
|--|----------------------------|---|-------------------------|----------------------------|--|----------------------------|
| Annual Real Property Appreciation Rate   | 1.0%                       | P. C.                                     | sidential Vacancy       | Pate                       |  | 4%                         |
| Real Property Tax Rate (Per \$100 Asssessed Value)   | \$0.20                     |   |                         |                            |  |                            |
| Annual Inflation Rate  | 2.5%                       | 140                                       | mber of Years Pro       | ojected                    |  | 15                         |
|  | 2.576                      |   |                         |                            |  |                            |
| TAX BASE ADDITIONS RESIDENTIAL   |                            |   |                         | and the second             | line les coll  | BANKETUS                   |
| Single Family (Rural)  | Units<br>377               | Acreage<br>402.9                          | 8uilding SF<br>816,210  | \$15,734,284               | \$55,601,543   | Total /<br>\$71,335,82     |
| Single Family (Low Density)  | 109                        | 59.7                                      | 239,115                 | \$3,916,324                | \$14,793,880   | \$18,710,20                |
| Multi-Family   | 569                        | 60.1                                      | 672,900                 | \$4,012,207                | \$35,721,652   | \$39,733,85                |
| Subtotal - Residential   | 1,054                      | 522.6                                     | 1,728,225               | \$23,662,815               | \$106,117,074  | \$129,779,88               |
| COMMERCIAL<br>Industrial/R&D   | 4.0                        | 101.0                                     |                         |                            |  |                            |
| Retail/Service   | 18<br>35                   | 126.2<br>44.3                             | 900,000<br>325,005      | \$1,709,630<br>\$5,105,345 | \$40,318,899<br>\$14,572,411   | \$42,028,52<br>\$19,677,75 |
| Office   | 46                         | 29.6                                      | 274,995                 | \$2,703,479                | \$14,751,873   | \$17,455,35                |
| Subtotal - Commercial  | 99                         | 200.0                                     | 1,500,000               | \$9,518,454                | \$69,643,183   | \$79,161,63                |
| OTHER  |                            |   |                         |                            |  | and the second             |
| Other Subtotal - Other   | 20                         | 16.9<br>16.9                              | 110,250<br>110,250      | \$360,454<br>\$360,454     | \$9,550,440  | \$9,910,89                 |
| REAL PROPERTY APPRECIATION (DEPRECIATION)  | 20                         | 16.9                                      | 110,250                 | \$360,454                  | \$9,550,440  | \$9,910,89                 |
| Real Property Appreciation (Depreciation)  | 1.0%                       |   |                         | \$42,322,473               | \$163,914,287  | \$206,236,76               |
| Total - New Tax Base   | 1,173                      | 739.5                                     | 3,338,475               | \$75,864,196               | \$349,224,984  | \$425,089,18               |
| MUNICIPAL REVENUES & EXPENDITURES  |                            | Section .                                 | A STATE OF THE STATE OF | a discontant               | A CONTRACTOR OF STREET   | en regiones.               |
|  |                            |   |                         |                            |  | Ann. Chge, From            |
| REVENUES  General Property Taxes (R/E Appreciation):   |                            |   |                         |                            | Current Year   | Base Yea                   |
| General Property Taxes (New Development):  |                            |   |                         |                            | \$358,938  | 1.25                       |
| Other Local Taxes:   |                            |   |                         |                            | \$417,883  | 1.35                       |
| Restaurant   |                            |   |                         |                            | \$903,040  | 4.4                        |
| Consumer Utility   |                            |   |                         |                            | \$904,039  | 4.7                        |
| Business License   |                            |   |                         |                            | \$788,225  | 5.05                       |
| Local Sales and Use<br>Motor Vehicle License   |                            |   |                         |                            | \$614,851  | 4.5                        |
| Miscellaneous Tax Revenue  |                            |   |                         |                            | \$41,402<br>\$248,711  | 1.0                        |
| Non-Tax Revenue ,  |                            |   |                         |                            | \$1,393,526  | 4.7                        |
| Intergovernmental Revenues   |                            |   |                         |                            | \$426,048  | 1.2                        |
| Revenues Per Capita  |                            |   |                         |                            | \$6,096,664  | 3.2                        |
| EXPENDITURES   |                            | 2440000                                   |                         | 2000                       |  | \$413.5                    |
| Public Safety  |                            |   |                         |                            | \$1,709,626  | 3.0                        |
| Public Works   |                            |   |                         |                            | \$1,113,519  | 3.0                        |
| General Covt Administration  |                            |   |                         |                            | \$773,870  | 3.0                        |
| Parks, Recreation & Culture<br>Other Expenditures  |                            |   |                         |                            | \$380,843<br>\$426,001   | 3.0                        |
| Total - Expenditures   |                            |   |                         |                            | \$4,403,860  | 3.0                        |
| Expenditures Per Capita  |                            |   |                         |                            |  | \$312.5                    |
| Operating Revenues Over/Under Expenditures (Before Debt Service)   |                            |   |                         |                            | \$1,692,804  | 27.8                       |
| SERVICE DEMAND BY LAND USE<br>Single Family (Rural)  |                            |   |                         |                            | Surrent Year<br>\$919,364  | % of Total Exp<br>20.9     |
| Single Family (Low Density)  |                            |   |                         |                            | \$467,791  | 10.6                       |
| Multi-Family   |                            |   |                         |                            | \$1,265,359  | 28.7                       |
| Industrial/R&D   |                            |   |                         |                            | \$812,400  | 18.4                       |
| Retail/Service<br>Office   |                            |   |                         |                            | \$365,687  | 8.3                        |
| Other  |                            |   |                         |                            | \$270,101<br>\$303,159   | 6.1                        |
| Total - Expenditures   |                            |   |                         |                            | \$4,403,860  | 100.0                      |
| NET BONDED DEBT & ANNUAL DEBT SERVICE  |                            |   |                         |                            |  | Current Yea                |
| Existing Annual Debt Service (Pre-2000)  |                            | THE RESERVE OF THE PERSON NAMED IN COLUMN |                         |                            | NOTICE AND ADDRESS OF THE PARTY OF THE   | \$423,87                   |
| New Annual Debt Service (2000-Current Year)  |                            |   |                         |                            |  | \$1,010,00                 |
| . Total - Debt Service (Current Year)  |                            |   |                         |                            |  | \$1,433,88                 |
| Outstanding Net Bonded Debt (General Obligation)   |                            |   |                         |                            |  | \$8,530,24                 |
| Ratio: D/S to Total Gen. Fund Expenditures Ratio: Net Bonded Debt to Total Assessed Value  |                            |   |                         |                            |  | 10.15                      |
| Ratio: D/S Per Capita  |                            |   |                         |                            |  | \$31.8                     |
| Current Year Operating Revenues (Less New Debt Service)  |                            |   |                         |                            |  | \$682,79                   |
| LAND DEMAND v. LAND SUPPLY   | Downtown                   | Southwest                                 | Midtown                 | North End                  | South End  | Northwes                   |
| RESIDENTIAL - Available Land Supply (Acres)  | 0.0                        | 463.1                                     | 65.1                    | 325.9                      | 41.7   | 334.                       |
| Number of Acres Available for Development  | -4.0                       | 411.5                                     | -15.7                   | 121.6                      | 36.3   | 158.                       |
| COMMERCIAL - Available Land Supply (Acres)   | 0.0                        | 401.1                                     | 16.7                    | 59.2                       | 207.8  | 49.                        |
| Number of Acres Available for Development  | -2.9                       | 384.9                                     | -3.9                    | 47.6                       | 46.3   | 45.                        |
| THE RESERVE OF THE PARTY OF THE | 4 17 765 184               |   |                         |                            |  | % Chang                    |
| ESTIMATED POPULATION & DWELLING UNITS  |                            |   |                         |                            |  | from 199                   |
| stimated 1999 Population   | THE PERSON NAMED IN COLUMN |   |                         |                            | THE RESERVE THE PARTY OF THE PA |                            |
| Contract 1999 Lobomovii  |                            |   |                         |                            | 39,663   |                            |
| Dwelling Linit Change (+/-) - (1999 to Projection Vocal  |                            |   |                         |                            | 4.050  |                            |
| Dwelling Unit Change (+/-) - (1999 to Projection Year) Population Change (+/-) - (1999 to Projection Year)   |                            |   |                         |                            | 1,053<br>5,417   | 8.4                        |



Estimated 1999 Population

Dwelling Unit Change (+/-) - (1999 to Projection Year)

Population Change (+/-) - (1999 to Projection Year)

Current Estimated Town Population

#### SCENARIO BUILDER DEVELORMENT MODEL

BASE YEAR:

1999

PROJECTION YEAR: 2019

39,663

6,393

46,056

11.3%

16.1%

Created by: RKG Associates, Inc., Alexandria, VA, 2000 DEVELOPMENT SCENARIO ASSUMPTIONS Annual Real Property Appreciation Rate 1.0% Residential Vacancy Rate 4% Real Property Tax Rate (Per \$100 Asssessed Value) \$0.20 Number of Years Projected 20 Annual Inflation Rate 2.5% TAX BASE ADDITIONS RESIDENTIAL Building AV Units **Bailding SF** land AV Total A Single Family (Rural) 622 666.0 1,363,400 \$25,423,613 \$118.002.976 Single Family (Low Density) 166 85.8 343,240 \$5,620,979 \$21,219,055 \$26,840,034 Multi-Family 634 67.9 761.380 \$4,605,901 \$40,427,356 \$45,033,257 Subtotal - Residential .423 819.7 2.468.020 \$35,650,493 \$154,225,774 \$189,876,267 COMMERCIAL Industrial/R&D 22 154.2 1.100.000 \$2 089 548 \$49.278.654 \$51,368,202 Retail/Service 43 55.4 400 020 \$6 266 965 \$18,154,631 \$24,421,596 Office 40.3 375,000 \$3,680,304 \$20,103,189 \$23,783,492 Subtotal - Commercial 249.9 1,875,020 \$12.036.817 \$87,536,474 \$99,573,290 OTHER Other 23.0 150,040 \$472,638 \$12,997,260 \$13,469,898 Subtotal - Other 150.040 \$472,638 \$12,997,260 \$13,469,898 REAL PROPERTY APPRECIATION (DEPRECIATION) Real Property Appreciation (Depreciation) \$57,893,070 1.0% \$224.218.970 \$282 112 040 1,092.6 4.493.080 \$106.053.017 \$478 978 478 \$585,031,495 MUNICIPAL REVENUES & EXPENDITURES Ann. Chge. From REVENUES Current Year Base Year General Property Taxes (R/E Appreciation): \$490,993 1.2% General Property Taxes (New Development): \$578,899 1.4% Other Local Taxes: Restaurant \$1,247,741 4.6% Consumer Utility \$1,304,602 5.1% Business Licens \$1,119,732 5.3% Local Sales and Use \$862,967 4.7% Motor Vehicle License \$48,232 0.9% Miscellaneous Tax Revenue \$334,728 1.3% Non-Tax Revenue \$2,010,972 5.1% Intergovernmental Revenues \$573.395 1.3% Total - Revenues \$8,572,263 3.4% Revenues Per Capita \$458.52 EXPENDITURES Public Safety \$2,435,423 3.2% Public Works \$1.586.247 3 28 General Govt Administration \$1,102,405 3.2% Parks. Recreation & Culture \$533,415 3.2% Other Expenditures \$568,423 3.3% Total - Expenditures \$6,225,912 3.2% Expenditures Per Capita \$346.08 Operating Revenues Over/Under Expenditures (Before Debt Service)
SERVICE DEMAND BY LAND USE \$2,346,350 Current Year % of Total Exp. Single Family (Rural) \$1,533,470 24.6% Single Family (Low Density) \$689,652 11.1% Multi-Family \$1,685,347 27.1% Industrial/R&D \$1,021,516 16.4% Retail/Service \$477,581 7.7% Office \$378.900 6.1% Other 7.1% \$439,446 Total - Expenditures 100.0% \$6,225,912 NET BONDED DEBT & ANNUAL DEBT SERVICE Current Year Existing Annual Debt Service (Pre-2000) \$176,617 New Annual Debt Service (2000-Current Year) \$1,351,768 Total - Debt Service (Current Year) \$1,528,385 Outstanding Net Bonded Debt (General Obligation) \$8,536,722 Ratio: D/S to Total Gen. Fund Expenditures 9.589 Ratio: Net Bonded Debt to Total Assessed Value 0.469 Ratio: D/S Per Capita \$33.19 Current Year Operating Revenues (Less New Debt Service) \$994 583 LAND DEMAND v. LAND SUPPLY Downtown Southwest Midtown North Ind South End Northwest RESIDENTIAL - Available Land Supply (Acres) 0.0 463.1 325.9 41.7 334.9 Number of Acres Available for Development 397.6 43.1 33 6 35.3 COMMERCIAL - Available Land Supply (Acres) 401.1 16.7 59.2 207.8 49.7 Number of Acres Available for Development -3.3 380.7 -8.4 43.3 5.4 43.9 Change **ESTIMATED POPULATION & DWELLING UNITS** from 1999

## Medium Growth



#### STEENAND BUILDER DEVELOPMENT MODEL

BASE YEAR:

1999 PROJECTION YEAR: 2004

5

\$111.634

\$836.482

\$5,991,050

7.47%

0.41%

\$19.93

Created by: RKG Associates, Inc., Alexandria, VA, 2000 DEVELOPMENT SCENARIO ASSUMPTIONS Annual Real Property Appreciation Rate 1.5% Residential Vacancy Rate 3%

Number of Years Projected

Real Property Tax Rate (Per \$100 Asssessed Value) \$0.20 Annual Inflation Rate 2.5%

TAX BASE ADDITIONS Units **Building SF** land AV **Building AV** Lotal AV Acreage Single Family (Rural) 100 107.4 212.270 \$5,102,246 \$14.674.853 \$19 777 09 Single Family (Low Density) 31 16.8 67.490 \$1,105,753 \$4,184,041 \$5,289,794 Multi-Family 495 53.1 584,420 \$3,528,055 \$30,327,987 \$33,856,042 Subtotal - Residential 1773 626 864 180 \$9 736 054 \$49.186.881 \$58 922 934 COMMERCIAL Industrial/R&D 45.6 325.000 \$617,367 \$14,559,602 \$15,176,969 Retail/Service 16 18.3 150,000 \$2,382,184 \$6,441,087 \$8,823,271 Office 12 8.1 75.000 \$749.668 \$4,048,654 \$4,798,322 Subtotal - Commercial 71.9 550,000 \$3,749,219 \$25,049,343 \$28,798,561 Other 8 37,500 \$127,161 \$3,248,450 \$3,375,612

OTHER Subtotal - Other я 37.500 \$127,161 \$3,248,450 \$3,375,612 REAL PROPERTY APPRECIATION (DEPRECIATION) Real Property Appreciation (Depreciation) \$20,319,757 \$78,698,109 \$99,017,867

Total - New Tax Base 254.9 1,451,680 MUNICIPAL REVENUES & EXPENDITURES REVENUES

Ann. Chge. From **Current Year** Base Year General Property Taxes (R/E Appreciation): \$172,332 1.79 General Property Taxes (New Development): \$175,443 1.7% Other Local Taxes: Restaurant \$281,188 4.2% Consumer Utility \$284,983 4.4% Business Licens \$235,555 4.5% Local Sales and Use \$196,665 4.3% Motor Vehicle License \$17.861 1.4% Miscellaneous Tax Revenue \$108,148 1.6% Non-Tay Revenue \$439,285 4.4% Intergovernmental Revenues \$185,260 1.6% Total - Revenues \$2,096,721

Revenues Per Capita \$348.84 EXPENDITURES Public Safety \$501.137 Public Works \$326,402 2.6% General Covt Administration \$257,891 3.0% Parks, Recreation & Culture \$183,655 4.4% Other Expenditures \$205,943 4.7% Total - Expenditures \$1,475,029 3.0% Expenditures Per Capita \$261.94 \$621,692

Operating Revenues Over/Under Expenditures (Before Debt Service) 29:7% SERVICE DEMAND BY LAND USE Current Year % of Total Exp. Single Family (Rural) \$213,795 14.5% Single Family (Low Density) \$92.975 6.3% Multi-Family \$601.994 40.8% Industrial/R&D \$292,568 19.8% Retail/Service \$143,569 9.7% Office \$70,605 4.8% Other \$59.523 4.0% Total - Expenditures \$1,475,029 100.0%

NET BONDED DEBT & ANNUAL DEBT SERVICE **Current Year** Existing Annual Debt Service (Pre-2000) \$724.847

New Annual Debt Service (2000-Current Year) Total - Debt Service (Current Year) Outstanding Net Bonded Debt (General Obligation) Ratio: D/S to Total Gen. Fund Expenditures Ratio: Net Bonded Debt to Total Assessed Value Ratio: D/S Per Capita

Current Year Operating Revenues (Less New Debt Service) \$510.058 LAND DEMAND v. LAND SUPPLY Midtown Downtown Southwest North End South End Northwest RESIDENTIAL - Available Land Supply (Acres) 0.0 463.1 65.1 325.9 41.7 334.9 Number of Acres Available for Development 2.9 439.6 25.1 250.4 38.5 0.0 COMMERCIAL - Available Land Supply (Acres) 401.1 16.7 59.2 207.8 Number of Acres Available for Development 394.8 -1.9 8.2 55.8 151.6

302.8 49 7 48.3 Change ESTIMATED POPULATION & DWELLING UNITS from 1999

Estimated 1999 Population 39,663 Dwelling Unit Change (+/-) - (1999 to Projection Year) 625 5.0% Population Change (+/-) - (1999 to Projection Year) 2,312 Current Estimated Town Population 41.975 5.8%



#### SCENARIO BUILDER DEVELOPMENT MODEL

BASE YEAR: 1999 PROJECTION YEAR: 2009

| ×  |                 |                |   | Created                    | by: RKG Associates, Inc.        | , Alexandria, VA, 2006      |
|--|-----------------|----------------|---|----------------------------|---------------------------------|-----------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS   | A SERVICE STATE |                |   |                            |                                 |                             |
| Annual Real Property Appreciation Rate   | 1.5%            | Re             | sidential Vacancy   | Rate                       |                                 | 3%                          |
| Real Property Tax Rate (Per \$100 Asssessed Value)   | \$0.20          |                | imber of Years Pro  |                            |                                 | 10                          |
| Annual Inflation Rate  |                 | INC            | imper or rears Fro  | ojected                    |                                 | 10                          |
| Allidai ililadoli Kate   | 2.5%            |                |   |                            |                                 |                             |
| AX BASE ADDITIONS  |                 | Patrick Labor  | 10 to |                            |                                 |                             |
| ESIDENTIAL   | Units           | Acroage        | Building SF   | land AV                    | Building AV                     | Total A                     |
| Single Family (Rural) Single Family (Low Density)  | 201<br>61       | 214.7<br>33.5  | 424,540<br>134,980  | \$9,736,412<br>\$2,211,506 | \$29,155,638<br>\$8,368,082     | \$38,892,05<br>\$10,579,58  |
| Multi-Family   | 980             | 104.4          | 1,168,830   | \$6,837,057                | \$62,031,668                    | \$68,868,72                 |
| Subtotal - Residential   | 1,242           | 352.7          | 1,728,350   | \$18,784,975               | \$99,555,389                    | \$118,340,36                |
| OMMERCIAL<br>Industrial/R&D  |                 |                |   |                            |                                 |                             |
| Retail/Service   | 14<br>27        | 98.1<br>33.2   | 700,000<br>250,000  | \$1,329,713<br>\$3,943,788 | \$31,359,143<br>\$10,990,120    | \$32,688,85<br>\$14,933,90  |
| Office   | 29              | 18.8           | 175,000   | \$1,726,547                | \$9,400,165                     | \$11,126,71                 |
| Subtotal - Commercial  | 70              | 150.2          | 1,125,000   | \$7,000,047                | \$51,749,429                    | \$58,749,47                 |
| Other  |                 |                | 75.000  | 4054.000                   | 44 404 004                      | 0.000 miles                 |
| Subtotal - Other   | 14              | 11.5           | 75,000<br>75,000  | \$254,323<br>\$254,323     | \$6,496,901<br>\$6,496,901      | \$6,751,22<br>\$6,751,22    |
| FAL PROPERTY APPRECIATION (DEPRECIATION)   |                 |                |   | 100                        |                                 | 30,701,22                   |
| Real Property Appreciation (Depreciation)  | 1.5%            |                |   | \$42,209,907               | \$163,478,323                   | \$205,688,23                |
| Total - New Tax Base   | 1,326           | 514.4          | 2,928,350   | \$68,249,252               | \$321,280,041                   | \$389,529,29                |
| AUNICIPAL REVENUES & EXPENDITURES  |                 |                |   |                            | NAME OF THE PARTY OF THE PARTY. |                             |
| REVENUES   |                 |                |   |                            | Current Year                    | Ann. Chge. Fron<br>Base Yea |
| General Property Taxes (R/E Appreciation):   |                 |                |   |                            | \$357,983                       | 1.79                        |
| General Property Taxes (New Development):  |                 |                |   |                            | \$354,180                       | 1.79                        |
| Other Local Taxes:   |                 |                |   |                            |                                 |                             |
| Restaurant<br>Consumer Utility   |                 |                |   |                            | \$604,607<br>\$619,080          | 4.59                        |
| Business License   |                 |                |   |                            | \$498,331                       | 4.79                        |
| Local Sales and Use  |                 |                |   |                            | \$398,110                       | 4.39                        |
| Motor Vehicle License Miscellaneous Tax Revenue  |                 |                |   |                            | \$35,091                        | 1.35                        |
| Non-Tax Revenue  |                 |                |   |                            | \$218,158<br>\$954,277          | 1.69                        |
| Intergovernmental Revenues   |                 |                |   |                            | \$373,708                       | 1.69                        |
| Revenues Per Capita  |                 |                |   |                            | \$4,413,526                     | 3.59                        |
| XPENDITURES  |                 |                |   |                            |                                 | \$381.0-                    |
| Public Safety  |                 |                |   |                            | \$1,068,128                     | 2.89                        |
| Public Works   |                 |                |   |                            | \$695,697                       | 2.89                        |
| General Govt Administration Parks, Recreation & Culture  |                 |                |   |                            | \$510,730<br>\$362,187          | 3.09                        |
| Other Expenditures   |                 |                |   |                            | \$405,878                       | 4.35                        |
| Total - Expenditures   |                 |                |   |                            | \$3,042,619                     | 3.15                        |
| Expenditures Per Capita  Departing Revenues Over/Under Expenditures (Before Debt Service)                                  |                 |                |   |                            | \$1,370,906                     | \$279.7<br>31.15            |
| RYICE DEMAND BY LAND USE   |                 |                |   |                            | Current Year                    | % of Total Exp              |
| Single Family (Rural)  |                 |                |   |                            | \$437,779                       | 14.45                       |
| Single Family (Low Density)<br>Multi-Family  |                 |                |   |                            | \$199,302                       | 6.69                        |
| Industrial/R&D   |                 |                |   |                            | \$1,238,675<br>\$626,351        | 40.79                       |
| Retail/Service   |                 |                |   |                            | \$246,175                       | 8.15                        |
| Office<br>Other  |                 |                |   |                            | \$164,005                       | 5.49                        |
| Total - Expenditures   |                 |                |   |                            | \$130,332<br>\$3,042,619        | 100.09                      |
| NET BONDED DEBT & ANNUAL DEBT SERVICE  | F               |                |   | NGA SINGA SIN              |                                 | Current Yea                 |
| Existing Annual Debt Service (Pre-2000)  | -5 CTG (0.5 CC) | MERCHANISTS AT | Maria de la compansión de  |                            |                                 | \$500,68                    |
| New Annual Debt Service (2000-Current Year)  |                 |                |   |                            |                                 | \$710,01                    |
| Total - Debt Service (Current Year)  |                 |                |   |                            |                                 | \$1,210,69                  |
| Outstanding Net Bonded Debt (General Obligation)   |                 |                |   |                            |                                 | \$8,886,11                  |
| Ratio: D/S to Total Gen. Fund Expenditures Ratio: Net Bonded Debt to Total Assessed Value                                  |                 |                |   |                            |                                 | 9.489                       |
| Ratio: D/S Per Capita  |                 |                |   |                            |                                 | 0.535<br>\$27.2             |
| urrent Year Operating Revenues (Less New Debt Service)   |                 |                |   |                            |                                 | \$660,889                   |
| AND DEMAND v. LAND SUPPLY  | Downtown        | Southwest      | Midtown   | North End                  | South End                       | Northwes                    |
| SIDENTIAL - Available Land Supply (Acres)  | 0.0             | 463.1          | 65.1  | 325.9                      | 41.7                            | 334.                        |
| Number of Acres Available for Development  | -5.8            | 398.5          | -3.4  | 191.0                      | 37.7                            | 260.                        |
| OMMERCIAL - Available Land Supply (Acres)  | 0.0             | 401.1          | 16.7  | 59.2                       | 207.8                           | 49.                         |
| Number of Acres Available for Development  | -2.4            | 388.4          | 0.6   | 52.0                       | 87.2                            | 47.                         |
|  | S               |                | ilaii<br>Taeythr s  |                            |                                 | % Chang<br>from 199         |
| STIMATED POPULATION & DWELLING UNIT  |                 |                |   |                            |                                 |                             |
|  |                 |                |   | THE RESERVE OF THE PARTY.  | 39,663                          |                             |
| STIMATED POPULATION & DWELLING UNIT<br>stirnated 1999 Population<br>Dwelling Unit Change (+/-) - (1999 to Projection Year) |                 |                |   |                            | 39,663<br>1,241                 | 9.99                        |



Dwelling Unit Change (+/-) - (1999 to Projection Year)

Population Change (+/-) - (1999 to Projection Year)

Current Estimated Town Population

#### SEEMAND BUILDER DEVELORMENT MODEL

BASE YEAR: 1999

PROJECTION YEAR: 2014

1,655

5,897

45,561

13.1%

14.9%

|  |                |                   |                        | Created                       | by DVC Associator to           | c., Alexandria, VA, 2000       |
|--|----------------|-------------------|------------------------|-------------------------------|--------------------------------|--------------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS   |                |                   |                        | Created                       | by: RKG Associates, in         | c., Alexandria, VA, 2000       |
| Annual Real Property Appreciation Rate   | 1.5%           | Re                | esidential Vacancy     | Rate                          |                                | 3%                             |
| Real Property Tax Rate (Per \$100 Asssessed Value)   | \$0.20         |                   | umber of Years Pr      |                               |                                | 15                             |
| Annual Inflation Rate  | 2.5%           | 1                 | difficer of reals fr   | ojecied                       |                                | 15                             |
| TAX BASE ADDITIONS   |                |                   |                        |                               |                                |                                |
| RESIDENTIAL  | Units          | Acreage           | Building SF            | Land AV                       | Building AV                    | Total AV                       |
| Single Family (Rural)  | 377            | 402.9             | 817,560                | \$15,734,284                  | \$55,705,754                   | \$71,440,037                   |
| Single Family (Low Density)  | 124            | 64.9              | 259,920                | \$4,256,930                   | \$16,077,736                   | \$20,334,667                   |
| Multi-Family Subtotal - Residential  | 1,155<br>1,656 | 120.1<br>587.9    | 1,345,785<br>2,423,265 | \$8,024,382<br>\$28,015,596   | \$71,442,560<br>\$143,226,050  | \$79,466,942<br>\$171,241,646  |
| COMMERCIAL   | 1,000          | 307.5             | 2,423,203              | \$20,013,330                  | 3143,226,030                   | \$171,241,040                  |
| Industrial/R&D   | 18             | 126.2             | 900,000                | \$1,709,630                   | \$40,318,899                   | \$42,028,529                   |
| Retail/Service   | 35             | 44.3              | 325,005                | \$5,105,345                   | \$14,572,411                   | \$19,677,756                   |
| Office Subtotal - Commercial   | 46<br>99       | 29.6              | 274,995<br>1,500,000   | \$2,703,479<br>\$9,518,454    | \$14,751,873<br>\$69,643,183   | \$17,455,352                   |
| OTHER  | 99             | 200.0             | 1,300,000              | \$9,510,454                   | \$09,043,163                   | \$79,161,637                   |
| Other  | 20             | 16.9              | 110,250                | \$360,454                     | \$9,550,440                    | \$9,910,894                    |
| Subtotal - Other   | 20             | 16.9              | 110,250                | \$360,454                     | \$9,550,440                    | \$9,910,894                    |
| REAL PROPERTY APPRECIATION (DEPRECIATION)  |                |                   |                        |                               |                                |                                |
| Real Property Appreciation (Depreciation)  Total - New Tax Base                              | 1.5%           | 804.8             | 4,033,515              | \$65,791,815<br>\$103,686,319 | \$254,810,692<br>\$477,230,365 | \$320,602,507<br>\$580,916,684 |
| MUNICIPAL REVENUES & EXPENDITURES  |                | ALC: UNITED IN    | AND THE                | 4105,000,010                  | n Zietanskie                   | 4500,510,000                   |
| REVENUES   |                |                   |                        |                               | Current Year                   | Ann. Chge, From<br>Base Year   |
| General Property Taxes (R/E Appreciation):   |                |                   |                        |                               | \$557,982                      | 1.8%                           |
| General Property Taxes (New Development):  |                |                   |                        |                               | \$500,807                      | 1.6%                           |
| Other Local Taxes:   |                |                   |                        |                               |                                |                                |
| Restaurant   |                |                   |                        |                               | \$909,493                      | 4.5%                           |
| Consumer Utility Business License  |                |                   |                        |                               | \$969,041<br>\$788,225         | 5.0%                           |
| Local Sales and Use  |                |                   |                        |                               | \$614,851                      | 4.5%                           |
| Motor Vehicle License  |                |                   |                        |                               | \$42,349                       | 1.1%                           |
| Miscellaneous Tax Revenue *  |                |                   |                        |                               | \$300,491                      | 1.5%                           |
| Non-Tax Revenue<br>Intergovernmental Revenues  |                |                   |                        |                               | \$1,493,723<br>\$514,747       | 5.0%                           |
| Total - Revenues   |                |                   |                        |                               | \$6,691,708                    | 3.6%                           |
| Revenues Per Capita  |                |                   |                        |                               |                                | \$422.24                       |
| EXPENDITURES Public Safety   |                |                   |                        |                               | \$1,709,626                    | 3.0%                           |
| Public Works   |                |                   |                        |                               | \$1,113,519                    | 3.0%                           |
| General Govt Administration  |                |                   |                        |                               | \$773,870                      | 3.0%                           |
| Parks, Recreation & Culture  |                |                   |                        |                               | \$506,912                      | 4.0%                           |
| Other Expenditures   |                |                   |                        |                               | \$568,187                      | 4.4%                           |
| Total - Expenditures  Expenditures Per Capita  |                |                   |                        |                               | \$4,672,115                    | 3.2%<br>\$309.21               |
| Operating Revenues Over/Under Expenditures (Before Debt Service)                             |                |                   |                        |                               | \$2,019,593                    | 30.2%                          |
| SERVICE DEMAND BY LAND USE   |                |                   |                        |                               | Current Year                   | % of Total Exp.                |
| Single Family (Rural)  |                |                   |                        |                               | \$883,725<br>\$408,347         | 18.9%                          |
| Single Family (Low Density)<br>Multi-Family  |                |                   |                        |                               | \$1,678,933                    | 8.7%                           |
| Industrial/R&D   |                |                   |                        |                               | \$840,836                      | 18.0%                          |
| Retail/Service   |                |                   |                        |                               | \$351,331                      | 7.5%                           |
| Office<br>Other  |                |                   |                        |                               | \$271,276<br>\$237,667         | 5.89                           |
| Total - Expenditures   |                |                   |                        |                               | \$4,672,115                    | 5.1%                           |
| NET BONDED DEBT & ANNUAL DEBT SERVICE  |                | Maria de la Carta | ENVERSE ST             |                               | TANK MARKANI                   | Current Year                   |
| Existing Annual Debt Service (Pre-2000)  |                |                   |                        |                               |                                | \$423,877                      |
| New Annual Debt Service (2000-Current Year)  Total - Debt Service (Current Year)             |                |                   |                        |                               |                                | \$1,011,664<br>\$1,435,542     |
|  |                |                   |                        |                               |                                |                                |
| Outstanding Net Bonded Debt (General Obligation)  Ratio: D/S to Total Gen. Fund Expenditures |                |                   |                        |                               |                                | \$8,575,698<br>9.979           |
| Ratio: Net Bonded Debt to Total Assessed Value   |                |                   |                        |                               |                                | 0.469                          |
| Ratio: D/S Per Capita  |                |                   |                        |                               |                                | \$31.5                         |
| Current Year Operating Revenues (Less New Debt Service)                                      |                |                   |                        |                               |                                | \$1,007,928                    |
| LAND DEMAND v. LAND SUPPLY   | Downtown       | Southwest         | Midtown                | North Ind                     | South End                      | Northwes                       |
| RESIDENTIAL - Available Land Supply (Acres)  | 0.0            | 463.1             | 65.1                   | 325.9                         | 41.7                           | 334.                           |
| Number of Acres Available for Development  | -8.0           | 392.0             | -36.3                  | 101.9                         | 34.8                           | 158.                           |
| COMMERCIAL - Available Land Supply (Acres)   | 0.0            | 401.1             | 16.7                   | 59.2                          | 207.8                          | 49.                            |
| Number of Acres Available for Development  | -2.9           | 384.9             | -3.9                   | 47.6                          | 46.3                           | 45.5                           |
|  |                |                   |                        |                               |                                | % Change                       |
| ESTIMATED POPULATION & DWELLING UNITS  |                |                   |                        |                               | <b>建设的设计设置</b>                 | from 1999                      |
| Estimated 1999 Population  |                |                   |                        |                               | 39,663                         |                                |



#### STENAMO BUILDER DEVELORMENT MODEL

1999 BASE YEAR:

Created by: RKG Associates, Inc., Alexandria, VA, 2000

PROJECTION YEAR: 2019

10.54%

0.49%

17.0%

| DEVELOPMENT SCENARIO ASSUMPTIONS |  |
|----------------------------------|--|
|                                  |  |
|                                  |  |

Annual Real Property Appreciation Rate 1.5% Residential Vacancy Rate 3% Real Property Tax Rate (Per \$100 Asssessed Value) \$0.20 Number of Years Projected 20

|  |   |  | Control State of the Control of the | SCALE OF THE PARTY |   |
|--|---|--|---|--|---|
| AND DESCRIPTION OF THE PROPERTY OF THE PARTY |   |  |   |  |   |
| Units  | Acreage   | Building SF  | Land AV   | Building AV  | Total A   |
| 542  | 580.2   | 1,210,540  | \$22,461,788  | \$82,253,173   | \$104,714,96  |
| 167  | 96.3  | 384,900  | \$6,303,008   | \$23,789,778   | \$30,092,786  |
| 1,280  | 135.9   | 1,522,700  | \$9,211,201   | \$80,851,543   | \$90,062,745  |
| 1,989  | 812.3   | 3,118,140  | \$37,975,997  | \$186,894,494  | \$224,870,492   |
|  |   |  |   |  | Marie   |
| 22   | 154.2   | 1,100,000  | \$2,089,548   | \$49,278,654   | \$51,368,202  |
| 43   | 55.4  | 400,020  | \$6,266,965   | \$18,154,631   | \$24,421,596  |
| 62   | 40.3  | 375,000  | \$3,680,304   | \$20,103,189   | \$23,783,492  |
| 127  | 249.9   | 1,875,020  | \$12,036,817  | \$87,536,474   | \$99,573,290  |
|  |   |  | apara and a second  |  |   |
| 27   | 23.0  | 150,040  | \$472,638   | \$12,997,260   | \$13,469,898  |
| 27   | 23.0  | 150,040  | \$472,638   | \$12,997,260   | \$13,469,898  |
|  |   |  |   |  |   |
| 1.5%   |   | - Annual Control of the Control of t | \$91,196,228  | \$353,201,591  | \$444,397,819   |
| 2,143  | 1,085.2   | 5,143,200  | \$141,681,680   | \$640,629,819  | \$782,311,499   |
|  | 542<br>167<br>1,280<br>1,989<br>22<br>43<br>62<br>127<br>27<br>27<br>27 | 542 580.2<br>167 96.3<br>1,280 135.9<br>1,989 812.3<br>22 154.2<br>43 55.4<br>62 40.3<br>127 249.9<br>27 23.0<br>27 23.0<br>1.5%   | 542         580.2         1,210,540           167         96.3         384,900           1,280         135.9         1,522,700           1,989         812.3         3,118,140           22         154.2         1,100,000           43         55.4         400,020           62         40.3         375,000           127         249.9         1,875,020           27         23.0         150,040           27         23.0         150,040           1.5%  | 542         580.2         1,210,540         \$22,461,788           167         96.3         384,900         \$6,303,008           1,280         135.9         1,522,700         \$9,211,201           1,989         812.3         3,118,140         \$37,975,997           22         154.2         1,100,000         \$2,089,548           43         55.4         400,020         \$6,266,965           62         40.3         375,000         \$3,680,304           127         249.9         1,875,020         \$12,036,817           27         23.0         150,040         \$472,638           27         23.0         150,040         \$472,638           1.5%         \$91,196,228   | 542         580.2         1,210,540         \$22,461,788         \$82,253,173           167         96.3         384,900         \$6,303,008         \$23,789,778           1,280         135.9         1,522,700         \$9,211,201         \$80,851,543           1,989         812.3         3,118,140         \$37,975,997         \$186,894,494           22         154.2         1,100,000         \$2,089,548         \$49,278,654           43         55.4         400,020         \$6,266,965         \$18,154,631           62         40.3         375,000         \$3,680,304         \$20,103,189           127         249.9         1,875,020         \$12,036,817         \$87,536,474           27         23.0         150,040         \$472,638         \$12,997,260           27         23.0         150,040         \$472,638         \$12,997,260           1.5%         \$91,196,228         \$353,201,591 |

| Real Property Appreciation (Depreciation)  | 1.5%  |         |             | \$91,196,228  | \$353,201,591 | \$444,397,819   |
|--|-------|---------|-------------|---------------|---------------|-----------------|
| Total - New Tax Base                       | 2,143 | 1,085.2 | 5,143,200   | \$141,681,680 | \$640,629,819 | \$782,311,499   |
| MUNICIPAL REVENUES & EXPENDITURES          |       | 多数是是    | Santa Allen |               |               |                 |
|  |       |         |             |               |               | Ann. Chge. From |
| REVENUES                                   |       |         |             |               | Current Year  | Base Year       |
| General Property Taxes (R/E Appreciation): |       |         |             |               | \$773,438     | 1.99            |
| General Property Taxes (New Development):  |       |         |             |               | \$648,888     | 1.69            |
| Other Local Taxes:                         |       |         |             |               |               |                 |
| Restaurant                                 |       |         |             |               | \$1,247,799   | 4.6%            |
| Consumer Utility                           |       |         |             |               | \$1,369,510   | 5.39            |
| Business License                           |       |         |             |               | \$1,119,732   | 5.39            |
| Local Sales and Use                        |       |         |             |               | \$862,967     | 4.79            |
| Motor Vehicle License                      |       |         |             |               | \$48,258      | 0.99            |
| Miscellaneous Tax Revenue                  |       |         |             |               | \$383,161     | 1.49            |
| Non-Tax Revenue                            |       |         |             |               | \$2,111,023   | 5.39            |
| Intergovernmental Revenues                 |       |         |             |               | \$656,362     | 1.49            |
| Total - Revenues                           |       |         |             |               | \$9,221,138   | 3.79            |
| Revenues Per Capita                        |       |         |             |               |               | \$468.92        |
| EXPENDITURES                               |       |         |             |               |               |                 |
| Public Safety                              |       |         |             |               | \$2,435,423   | 3.29            |
| Public Works                               |       |         |             |               | \$1,586,247   | 3.29            |
| Ceneral Covt Administration                |       |         |             |               | \$1,102,405   | 3.29            |

| ERVICE DEMAND BY LAND USE  | Current Year | % of Total Ex |
|--|--------------|---------------|
| Operating Revenues Over/Under Expenditures (Before Debt Service) | \$2,723,909  | 29.5          |
| Expenditures Per Capita  |              | \$343.3       |
| Total - Expenditures   | \$6,497,229  | 3.3           |
| Other Expenditures   | \$725,662    | 4.2           |
| Parks, Recreation & Culture                                      | \$647,492    | 3.9           |
| General Covt Administration                                      | \$1,102,405  | 3.2           |
| Public Works   | \$1,586,247  | 3.2           |

| Expenditures Per Capita  |  |
|--|--|
| Operating Revenues Over/Under Expenditures (Before Debt Service) |  |
| SERVICE DEMAND BY LAND USE                                       |  |

| SERVICE DEMAND BY LAND USE  | Current Year | % of Total Ex |
|-----------------------------|--------------|---------------|
| Single Family (Rural)       | \$1,371,124  | 21.1          |
| Single Family (Low Density) | \$648,565    | 10.0          |
| Multi-Family                | \$2,192,516  | 33.7          |
| Industrial/R&D              | \$1,062,188  | 16.3          |
| Retail/Service              | \$466,231    | 7.2           |
| Office                      | \$385,035    | 5.9           |
| Other                       | \$371,570    | 5.7           |
| Total - Expenditures        | \$6,497,229  | 100.0         |

| General Covt Administration                                      | \$1,102,405  | 3.2%            |
|--|--|-----------------|
| Parks, Recreation & Culture                                      | \$647,492  | 3.9%            |
| Other Expenditures   | \$725,662  | 4.2%            |
| Total - Expenditures   | \$6,497,229  | 3.3%            |
| Expenditures Per Capita  |  | \$343.38        |
| Operating Revenues Over/Under Expenditures (Before Debt Service) | \$2,723,909  | 29.5%           |
| SERVICE DEMAND BY IAND USE                                       | Current Year   | % of Total Exp. |
| Single Family (Rural)  | \$1,371,124  | 21.1%           |
| Single Family (Low Density)                                      | \$648,565  | 10.0%           |
| Multi-Family   | \$2,192,516  | 33.7%           |
| Industrial/R&D   | \$1,062,188  | 16.3%           |
| Retail/Service   | \$466,231  | 7.2%            |
| Office   | \$385,035  | 5.9%            |
| Other  | \$371,570  | 5.7%            |
| Total - Expenditures   | \$6,497,229  | 100.0%          |
| NET BONDED DEBT & ANNUAL DEBT SERVICE                            |  | Current Year    |
| Existing Annual Debt Service (Pre-2000)                          | Carried State Control Indiana Control Indiana Carried State Carried State Control Indiana Carried State Carr | \$176,617       |
| New Annual Debt Service (2000-Current Year)                      |  | \$1,533,946     |
| Total - Debt Service (Current Year)                              |  | \$1,710,563     |
| Outstanding Net Bonded Debt (General Obligation)                 |  | \$10,108,080    |

Ratio: D/S to Total Gen. Fund Expenditures Ratio: Net Bonded Debt to Total Assessed Value Ratio: D/S Per Capita

Current Estimated Town Population

| reads: by a read compress                               |          |           |         |           |           | 450.       |
|---|----------|-----------|---------|-----------|-----------|------------|
| Current Year Operating Revenues (Less New Debt Service) |          |           |         |           |           | \$1,189,96 |
| LAND DEMAND v. LAND SUPPLY                              | Downtown | Southwest | Midtown | North End | South End | Northwe    |
| RESIDENTIAL - Available Land Supply (Acres)             | 0.0      | 463.1     | 65.1    | 325.9     | 41.7      | 334        |
| Number of Acres Available for Development               | -10.1    | 374.8     | -69.2   | 12.8      | 32.0      | 78         |

| RESIDENTIAL - Available Land Supply (Acres)     | 0.0  | 463.1  | 65.1            | 325.9  | 41.7                   | 334                      |
|---|--|--|-----------------|--|------------------------|--------------------------|
| Number of Acres Available for Development       | -10.1  | 374.8  | -69.2           | 12.8   | 32.0                   | 78                       |
| COMMERCIAL - Available Land Supply (Acres)      | 0.0  | 401.1  | 16.7            | 59.2   | 207.8                  | 49                       |
| Number of Acres Available for Development       | -3.3   | 380.7  | -8.4            | 43.3   | 5.4                    | 43                       |
| 全型的 A CAT 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | AND REAL PROPERTY AND ADDRESS OF THE PARTY OF THE PARTY. | STATE OF THE PARTY | NAMED IN COLUMN | STATE OF THE PARTY | NAME OF TAXABLE PARTY. | The second second second |

| Ratio: D/S Per Capita                                   |          |           |         |                          |                  | \$36.85   |
|---|----------|-----------|---------|--------------------------|------------------|-----------|
| Current Year Operating Revenues (Less New Debt Service) |          |           |         |                          |                  |           |
| LAND DEMAND v. LAND SUPPLY                              | Downtown | Southwest | Midtown | North End                | South End        | Northwest |
| RESIDENTIAL - Available Land Supply (Acres)             | 0.0      | 463.1     | 65.1    | 325.9                    | 41.7             | 334.9     |
| Number of Acres Available for Development               | -10.1    | 374.8     | -69.2   | 12.8                     | 32.0             | 78.1      |
| COMMERCIAL - Available Land Supply (Acres)              | 0.0      | 401.1     | 16.7    | 59.2                     | 207.8            | 49.7      |
| Number of Acres Available for Development               | -3.3     | 380.7     | -8.4    | 43.3                     | 5.4              | 43.9      |
|   |          | 17,30     |         | 457 F. T. T. T. S. F. S. | Million Park and | % Change  |
| <b>ESTIMATED POPULATION &amp; DWELLING U</b>            | INITS    |           |         |                          |                  | from 1999 |
| Estimated 1999 Population                               |          |           |         |                          | 39,663           |           |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)  |          |           |         |                          | 1,989            | 15.8%     |
| Population Change (+/-) - (1000 to Projection Vess)     |          |           |         |                          | 6.755            |           |

# High Growth



### JECOM TREMACIEVED RECLIUE CHRANESS

BASE YEAR: 1999

PROJECTION YEAR: 2004

| <b>Y</b>   |   |  |                        | Created                  | by: RKC Associates, Inc.     | . Alexandria. VA. 200       |
|--|---|--|------------------------|--------------------------|------------------------------|-----------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS   | <b>建</b> 加州基本的                                  |  |                        |                          | All Control                  |                             |
| Annual Real Property Appreciation Rate   | 2.0%  | Po   | sidential Vacancy      | Pato                     |                              | 20/                         |
| Real Property Tax Rate (Per \$100 Assessed Value)  | \$0.20  |  | 2%                     |                          |                              |                             |
| Annual Inflation Rate  | 2.5%  | NU   | imber of Years Pro     | ojected                  |                              | 5                           |
|  | 2.576   |  |                        |                          |                              |                             |
| AX BASE ADDITIONS  | A. 18 A. S. |  |                        |                          | an americans sa              | STEEL CONT                  |
| Single Family (Rural)  | Units<br>100                                    | Acreage<br>107.4   | Building SF<br>212,270 | \$5,102,246              | \$uilding AV<br>\$14,674,853 | \$19,777,09                 |
| Single Family (Low Density)  | 31  | 16.8   | 67,490                 | \$1,105,753              | \$4,184,041                  | \$5,289,79                  |
| Multi-Family   | 990   | 106.2  | 1,168,830              | \$7,056,065              | \$60,655,446                 | \$67,711,51                 |
| Subtotal - Residential   | 1,121   | 230.4  | 1,448,590              | \$13,264,063             | \$79,514,340                 | \$92,778,40                 |
| Industrial/R&D   | 7   | 45.6   | 325,000                | \$617,367                | \$14,559,602                 | \$15,176,96                 |
| Retail/Service Office  | 16  | 18.3   | 150,000                | \$2,382,184              | \$6,441,087                  | \$8,823,27                  |
| Subtotal - Commercial  | 12<br>35  | 71.9   | 75,000<br>550,000      | \$749,668<br>\$3,749,219 | \$4,048,654<br>\$25,049,343  | \$4,798,32<br>\$28,798,56   |
| THER   |   | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1  | 350,000                | \$3,749,219              | \$23,049,343                 | \$20,790,30                 |
| Other  | 8   | 5.5  | 35,625                 | \$77,602                 | \$3,086,028                  | \$3,163,63                  |
| Subtotal - Other  EAL PROPERTY APPRECIATION (DEPRECIATION)   | 8   | 5.5  | 35,625                 | \$77,602                 | \$3,086,028                  | \$3,163,63                  |
| Real Property Appreciation (Depreciation)  | 2.0%  |  |                        | \$27,365,258             | \$105,985,223                | \$133,350,48                |
| Total - New Tax Base   | 1,164   | 307.8  | 2,034,215              | \$44,456,142             | \$213,634,933                | \$258,091,07                |
| MUNICIPAL REVENUES & EXPENDITURES  | Element server                                  |  |                        |                          |                              | Ann Charle                  |
| REVENUES   |   |  |                        |                          | Current Year                 | Ann. Chge. From<br>Base Yea |
| General Property Taxes (R/E Appreciation):   |   |  |                        |                          | \$232,086                    | 2.2                         |
| General Property Taxes (New Development): Other Local Taxes:   |   |  |                        |                          | \$243,154                    | 2.4                         |
| Restaurant   |   |  |                        |                          | \$280,359                    | 4.15                        |
| Consumer Utility   |   |  |                        |                          | \$331,159                    | 5.25                        |
| Business License<br>Local Sales and Use  |   |  |                        |                          | \$235,555                    | 4.5                         |
| Motor Vehicle License  |   |  |                        |                          | \$196,665<br>\$17.717        | 4.3                         |
| Miscellaneous Tax Revenue  |   |  |                        |                          | \$17,717<br>\$151,546        | 2.35                        |
| Non-Tax Revenue  |   |  |                        |                          | \$510,463                    | 5.25                        |
| Intergovernmental Revenues  Total - Revenues   |   |  |                        |                          | \$259,601<br>\$2,458,305     | 2.35                        |
| Revenues Per Capita  |   |  |                        |                          | 427,1207000                  | \$354.9                     |
| Public Safety  |   |  |                        |                          | \$722.100                    | 2.0                         |
| Public Works   |   |  |                        |                          | \$733,190<br>\$326,402       | 3.89                        |
| General Covt Administration  |   |  |                        |                          | \$378,263                    | 4.4                         |
| Parks, Recreation & Culture  |   |  |                        |                          | \$270,235                    | 6.59                        |
| Other Expenditures Total - Expenditures  |   |  |                        |                          | \$303,180<br>\$2,011,271     | 7.09                        |
| Expenditures Per Capita  |   |  |                        |                          | 42,011,271                   | \$274.0                     |
| Operating Revenues Over/Under Expenditures (Before Debt Service)  ERVICE DEMAND BY LAND USE                |   |  |                        |                          | \$447,035                    | 18.29                       |
| Single Family (Rural)  |   |  |                        |                          | Surrent Year<br>\$214,390    | % of Total Exp              |
| Single Family (Low Density)  |   |  |                        |                          | \$86,300                     | 4.35                        |
| Multi-Family   |   |  |                        |                          | \$1,137,338                  | 56.5                        |
| Industrial/R&D<br>Retail/Service   |   |  |                        |                          | \$302,993<br>\$146,046       | 15.15<br>7.35               |
| Office   |   |  |                        |                          | \$72,163                     | 3.69                        |
| Other  |   |  |                        |                          | \$52,040                     | 2.69                        |
| Total - Expenditures NET BONDED DEBT & ANNUAL DEBT SERVICE   | AND DESCRIPTION OF REAL PROPERTY.               | STATE OF THE STATE | Mark Company           | NAME OF TAXABLE PARTY.   | \$2,011,271                  | 100.09                      |
| Existing Annual Debt Service (Pre-2000)  |   |  |                        |                          |                              | Current Yea                 |
| New Annual Debt Service (2000-Current Year)  |   |  |                        |                          |                              | \$724,84<br>\$111,63        |
| Total - Debt Service (Current Year)  |   |  |                        |                          |                              | \$836,48                    |
| Outstanding Net Bonded Debt (General Obligation)   |   |  |                        |                          |                              | \$5,991,05                  |
| Ratio: D/S to Total Gen. Fund Expenditures   |   |  |                        |                          |                              | 7.13                        |
| Ratio: Net Bonded Debt to Total Assessed Value Ratio: D/S Per Capita                                       |   |  |                        |                          |                              | 0.39<br>\$19.7              |
| urrent Year Operating Revenues [Less New Debt Service)   |   |  |                        |                          |                              | \$335,40                    |
| AND DEMAND v. LAND SUPPLY  | Downtown  | Southwest  | Midtown                | North End                | South End                    | Northwes                    |
| ESIDENTIAL - Available Land Supply (Acres)   | 0.0   | 463.1  | 65.1                   | 325.9                    | 41.7                         | 334.                        |
| Number of Acres Available for Development  | -5.8  | 432.1  | 4.3                    | 230.9                    | 36.1                         | 302.                        |
| OMMERCIAL - Available Land Supply (Acres)  | 0.0   | 401.1  | 16.7                   | 59.2                     | 207.8                        | 49.                         |
| Number of Acres Available for Development  | -1.6  | 394.8  | 8.2                    | 55.8                     | 151.6                        | 48.                         |
| STIMATED POPULATION & DWELLING UNIT  | s   |  |                        |                          |                              | % Chang<br>from 199         |
| stimated 1999 Population   |   |  |                        |                          | 39,663                       |                             |
| Dwelling Unit Change (+/-) - (1999 to Projection Year) Population Change (+/-) - (1999 to Projection Year) |   |  |                        |                          | 1,120                        | 8.95                        |
|  |   |  |                        |                          | 2,613                        |                             |



Dwelling Unit Change (+/-) - (1999 to Projection Year)

Population Change (+/-) - (1999 to Projection Year) Current Estimated Town Population

### JEDOM TREMCJEVED REDJUDE OIRAKEDE

BASE YEAR: 1999

PROJECTION YEAR: 2009

2,241

44,890

17.8%

13.2%

| V   |            |                            |   | Created                                 | by: RKG Associates, In                  | c., Alexandria, VA. 20   |
|---|------------|----------------------------|---|---|---|--------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS  |            | 18 1 1 1 1 4 1 E           |   |   | CONTRACTOR                              |                          |
| Annual Real Property Appreciation Rate  | 2.0%       | Re                         | sidential Vacancy   | Pate                                    |   | 2%                       |
|   |            | Residential Vacancy Rate   |   |   |   |                          |
| Real Property Tax Rate (Per \$100 Asssessed Value)  | \$0.20     | N                          | umber of Years Pr   | ojected                                 |   | 10                       |
| Annual Inflation Rate   | 2.5%       |                            |   |   |   |                          |
| AX BASE ADDITIONS   | 是最大的       | 是地域。                       |   |   | <b>经基本</b> 企业包                          |                          |
| ESIDENTIAL Single Family (Rural)  | Units      | Acreage                    | Building SF   | Land AV                                 | Building AV                             | Total                    |
| Single Family (Low Density)   | 201<br>61  | 214.7<br>33.5              | 424,540<br>134,980  | \$9,736,412<br>\$2,211,506              | \$29,155,638<br>\$8,368,082             | \$38,892,0<br>\$10,579,5 |
| Multi-Farrily   | 1,980      | 208.9                      | 2,337,680   | \$13,674,205                            | \$124,064,393                           | \$137,738,5              |
| Subtotal - Residential  | 2,242      | 457.2                      | 2,897,200   | \$25,622,123                            | \$161,588,113                           | \$187,210,2              |
| OMMERCIAL   |            | 1                          |   |   |   |                          |
| Industrial/R&D  | 14         | 98.1                       | 700,000   | \$1,329,713                             | \$31,359,143                            | \$32,688,                |
| Retail/Service Office   | 27<br>29   | 33.2                       | 250,000<br>175,000  | \$3,943,788                             | \$10,990,120<br>\$9,400,165             | \$14,933,                |
| Subtotal - Commercial   | 70         | 18.8                       | 1,125,000   | \$1,726,547<br>\$7,000,047              | \$51,749,429                            | \$11,126,<br>\$58,749,   |
| THER  |            | 150.2                      | 1,120,000   | \$7,000,017                             | 451,545,425                             | \$50,749,                |
| Other   | 14         | 11.5                       | 75,000  | \$254,323                               | \$6,496,901                             | \$6,751,                 |
| Subtotal - Other  | 14         | 11.5                       | 75,000  | \$254,323                               | \$6,496,901                             | \$6,751,                 |
| AL PROPERTY APPRECIATION (DEPRECIATION)   | 2.24       |                            | ,9900000000   | 400000000000000000000000000000000000000 |   |                          |
| Real Property Appreciation (Depreciation)  Total - New Tax Base                             | 2.0%       | 618.8                      | 4,097,200   | \$57,578,713<br>\$90,455,206            | \$223,001,474<br>\$442,835,916          | \$280,580;<br>\$533,291; |
| AUNICIPAL REVENUES & EXPENDITURES   |            | 23 (21 14 15 1             | 4,057,200   | 330,433,200                             | 3772,033,910                            | \$333,291,               |
|   |            |                            |   |   |   | Ann. Chge. Fr            |
| EVENUES   |            |                            |   |   | Current Year                            | Base Y                   |
| General Property Taxes (R/E Appreciation):  |            |                            |   |   | \$488,327                               | 2                        |
| General Property Taxes (New Development):   |            |                            |   |   | \$491,919                               | 2                        |
| Other Local Taxes:<br>Restaurant  |            |                            |   |   | *************************************** |                          |
| Consumer Utility  |            |                            |   |   | \$606,739<br>\$718,987                  | 5                        |
| Business License  |            |                            |   |   | \$498,331                               | 4                        |
| Local Sales and Use   |            |                            |   |   | \$398,110                               | 4                        |
| Motor Vehicle License   |            |                            |   |   | \$35,435                                | 1                        |
| Miscellaneous Tax Revenue<br>Non-Tax Revenue  |            |                            |   |   | \$305,235<br>\$1,108,279                | 2 5                      |
| Intergovernmental Revenues  |            |                            |   |   | \$522,874                               | 2                        |
| Total - Revenues  |            |                            |   |   | \$5,174,237                             | 4.                       |
| Revenues Per Capita   |            |                            |   |   |   | \$394                    |
| Public Safety   |            |                            |   |   | \$4.4E4.700                             | 3                        |
| Public Works  |            |                            |   |   | \$1,454,723<br>\$695,697                | 3 2                      |
| Ceneral Covt Administration   |            |                            |   |   | \$749,276                               | 4                        |
| Parks, Recreation & Culture   |            |                            |   |   | \$533,252                               | 6                        |
| Other Expenditures  |            |                            |   |   | \$597,910                               | 6                        |
| Total - Expenditures Expenditures Per Capita  |            |                            |   |   | \$4,030,856                             | 4                        |
| Operating Revenues Over/Under Expenditures (Before Debt Service)                            | 11         |                            |   |   | \$1,143,381                             | \$298<br>22              |
| ERVICE DEMAND BY LAND USE   |            |                            |   |   | Current Year                            | % of Total E             |
| Single Family (Rural)   |            |                            |   |   | \$427,565                               | 10                       |
| Single Family (Low Density)   |            |                            |   |   | \$173,573                               | 4                        |
| Multi-Family<br>Industrial/R&D  |            |                            |   |   | \$2,265,073<br>\$645,107                | 56<br>16                 |
| Retail/Service  |            |                            |   |   | \$244,515                               | 6                        |
| Office  |            |                            |   |   | \$165,922                               | 4                        |
| Other   |            |                            |   |   | \$109,100                               | 2                        |
| Total - Expenditures  |            |                            | ON DESCRIPTION OF THE PARTY OF |   | \$4,030,856                             | 100                      |
| NET BONDED DEBT & ANNUAL DEBT SERVIC  | E          |                            |   |   | <b>对于全体的</b>                            | Current Y                |
| Existing Annual Debt Service (Pre-2000)   |            |                            |   |   |   | \$500,                   |
| New Annual Debt Service (2000-Current Year)  Total - Debt Service (Current Year)            |            |                            |   |   |   | \$721,<br>\$1,221,       |
|   |            |                            |   |   |   |                          |
| Outstanding Net Bonded Debt (General Obligation) Ratio: D/S to Total Gen. Fund Expenditures |            |                            |   |   |   | \$8,982,<br>8.8          |
| Ratio: Net Bonded Debt to Total Assessed Value  |            |                            |   |   |   | 0.5                      |
| Ratio: D/S Per Capita   |            |                            |   |   |   | \$27                     |
| urrent Year Operating Revenues (Less New Debt Service)                                      |            |                            |   |   |   | \$422,1                  |
| AND DEMAND v. LAND SUPPLY   | Downtown   | Southwest                  | Midtown   | North End                               | South End                               | Northy                   |
| SIDENTIAL - Available Land Supply (Acres)   | 0.0        | 463.1                      | 65.1  | 325.9                                   | 41.7                                    | 33                       |
| Number of Acres Available for Development   | -11.7      | 366.0                      | -33.5   | 157.4                                   | 35.3                                    | 21                       |
| OMMERCIAL - Available Land Supply (Acres)   | 0.0        | 401.1                      | 16.7  | 59.2                                    | 207.8                                   |                          |
| Number of Acres Available for Development   | -2.4       | 388.4                      | 0.6   | 52.0                                    | 87.2                                    |                          |
| 。<br>1.   | EAR STANKE |                            |   | 30                                      |   | % Cha                    |
| STIMATED POPULATION & DWELLING UNI  | TS         |                            |   |   |   | from 19                  |
| stimated 1999 Population  |            | STATE OF STATE OF STATE OF | and the second  | The state of the state                  | 20.552                                  | STATE OF STATE OF        |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)                                      |            |                            |   |   | 39,663                                  |                          |
|   |            |                            |   |   |   |                          |



#### JEDOM MAEMKOJEVED REDJIVE OMAKNEDZ

BASE YEAR: 1999 PROJECTION YEAR: 2014

|  | NAME OF TAXABLE PARTY. |  |  | Created                       | by: RKG Associates, In         | c., Alexandria, VA, 200 |
|--|------------------------|--|--|-------------------------------|--------------------------------|-------------------------|
| DEVELOPMENT SCENARIO ASSUMPTIONS   |                        |  |  |                               |                                |                         |
| Annual Real Property Appreciation Rate   | 2.0%                   | Re   | sidential Vacancy  | Rate                          |                                | 2%                      |
| Real Property Tax Rate (Per \$100 Asssessed Value)   | \$0.20                 | N  | imber of Years Pr  | ojected                       |                                | 15                      |
| Annual Inflation Rate  | 2.5%                   |  |  |                               |                                |                         |
| TAX BASE ADDITIONS   |                        |  | NAME OF THE PARTY OF   |                               |                                |                         |
| RESIDENTIAL  | Units                  | Acreage  | Building SF  | Land AV                       | Bailding AV                    | Total                   |
| Single Family (Rural)  | 452                    | 483.4  | 970,380  | \$19,462,787                  | \$66,029,303                   | \$85,492,00             |
| Single Family (Low Density)  | 109                    | 59.7   | 239,115  | \$3,916,324                   | \$14,793,880                   | \$18,710,20             |
| Multi-Family Subtotal - Residential  | 2,115<br>2,676         | 222.0<br>765.1   | 2,485,140<br>3,694,635   | \$14,663,617                  | \$131,906,640                  | \$146,570,25            |
| COMMERCIAL   | 2,0/0                  | /03.1  | 3,694,635  | \$38,042,728                  | \$212,729,822                  | \$250,772,55            |
| Industrial/R&D   | 18                     | 126.2  | 900,000  | \$1,709,630                   | \$40,318,899                   | \$42,028,52             |
| Retail/Service   | 35                     | 44.3   | 325,005  | \$5,105,345                   | \$14,572,411                   | \$19,677,75             |
| Office   | 46                     | 29.6   | 274,995  | \$2,703,479                   | \$14,751,873                   | \$17,455,35             |
| OTHER Subtotal - Commercial  | 99                     | 200.0  | 1,500,000  | \$9,518,454                   | \$69,643,183                   | \$79,161,63             |
| Other  | 20                     | 17.2   | 112,500  | \$363,433                     | \$9,745,348                    | \$10,108,78             |
| Subtotal - Other   | 20                     | 17.2   | 112,500  | \$363,433                     | \$9,745,348                    | \$10,108,78             |
| REAL PROPERTY APPRECIATION (DEPRECIATION)  |                        |  |  |                               |                                |                         |
| Real Property Appreciation (Depreciation)  Total - New Tax Base                              | 2.0%                   | 982.3  | 5,307,135  | \$90,936,810<br>\$138,861,424 | \$352,196,869<br>\$644,315,222 | \$443,133,67            |
| MUNICIPAL REVENUES & EXPENDITURES  |                        | 2000   | 3,307,133  | \$136,661,424                 | \$044,313,222                  | \$783,176,64            |
|  | 100                    | 10000  |  |                               |                                | Ann. Chge. From         |
| REVENUES   |                        |  | 91-2-1991  |                               | Current Year                   | Base Yea                |
| General Property Taxes (R/E Appreciation): General Property Taxes (New Development):         |                        |  |  |                               | \$771,238                      | 2.5                     |
| Other Local Taxes:   |                        |  |  |                               | \$659,868                      | 2.15                    |
| Restaurant   |                        |  |  |                               | \$915,026                      | AF                      |
| Consumer Utility   |                        |  |  |                               | \$1,085,775                    | 4.5°                    |
| Business License   |                        |  |  |                               | \$788,225                      | 5.0                     |
| Local Sales and Use<br>Motor Vehicle License   |                        |  |  |                               | \$614,851                      | 4.5                     |
| Miscellaneous Tax Revenue  |                        |  |  |                               | \$43,166                       | 1.15                    |
| Non-Tax Revenue  |                        |  |  |                               | \$395,374<br>\$1,673,662       | 2.0                     |
| Intergovernmental Revenues   |                        |  |  |                               | \$677,283                      | 2.0                     |
| Revenues Per Capita  |                        |  |  |                               | \$7,624,469                    | 4.15                    |
| EXPENDITURES   |                        | 214000000000000000000000000000000000000  |  | NUMBER OF STREET              | 000A090088888886659888855      | \$438.1                 |
| Public Safety  |                        |  |  |                               | \$1,894,721                    | 3.3                     |
| Public Works   |                        |  |  |                               | \$1,113,519                    | 3.09                    |
| General Govt Administration Parks, Recreation & Culture                                      |                        |  |  |                               | \$975,964                      | 3.89                    |
| Other Expenditures   |                        |  |  |                               | \$694,684<br>\$778,933         | 5.59                    |
| Total - Expenditures   |                        |  |  |                               | \$5,457,820                    | 3.7                     |
| Expenditures Per Capita  |                        |  |  |                               |                                | \$315.5                 |
| Operating Revenues Over/Under Expenditures (Before Debt Service)  SERVICE DEMAND BY LAND USE |                        |  |  |                               | \$2,166,648                    | 28.49                   |
| Single Family (Rural)  |                        | and the second   |  |                               | S974,035                       | % of Total Exp<br>17.8  |
| Single Family (Low Density)  |                        |  |  |                               | \$314,269                      | 5.89                    |
| Multi-Family   |                        |  |  |                               | \$2,549,318                    | 46.79                   |
| Industrial/R&D<br>Retail/Service   |                        |  |  |                               | \$844,426                      | 15.5                    |
| Office   |                        |  |  |                               | \$330,866<br>\$265,786         | 6.19                    |
| Other  |                        |  |  |                               | \$179,121                      | 3.3                     |
| Total - Expenditures   |                        |  |  |                               | \$5,457,820                    | 100.09                  |
| NET BONDED DEBT & ANNUAL DEBT SERVICI  |                        |  |  |                               |                                | Current Yea             |
| Existing Annual Debt Service (Pre-2000)  |                        |  |  |                               |                                | \$423,87                |
| New Annual Debt Service (2000-Current Year)  Total - Debt Service (Current Year)             |                        |  |  |                               |                                | \$1,024,61              |
|  |                        |  |  |                               |                                | \$1,448,49              |
| Outstanding Net Bonded Debt (General Obligation) Ratio: D/S to Total Gen. Fund Expenditures  |                        |  |  |                               |                                | \$8,666,59              |
| Ratio: Net Bonded Debt to Total Assessed Value   |                        |  |  |                               |                                | 9.54°<br>0.42°          |
| Ratio: D/S Per Capita  |                        |  |  |                               |                                | \$31.4                  |
| Jurrent Year Operating Revenues (Less New Debt Service)                                      |                        |  |  |                               |                                | \$1,142,035             |
| LAND DEMAND v. LAND SUPPLY   | Downtown               | Southwest  | Midtown  | North Ind                     | South End                      | Northwes                |
| ESIDENTIAL - Available Land Supply (Acres)   | 0.0                    | 463.1  | 65.1   | 325.9                         | 41.7                           | 334.                    |
| Number of Acres Available for Development  | -13.4                  | 344.6  | -61.8  | 37.7                          | 32.4                           | 126.                    |
| COMMERCIAL - Available Land Supply (Acres)   | 0.0                    | 401.1  | 16.7   | 59.2                          | 207.8                          | 49.                     |
| Number of Acres Available for Development  | -2.9                   | 384.6  | -3.9   | 47.6                          | 46.3                           | 45.                     |
|  |                        | \$10 (11 Sec. )  | Charles Control  | 4 481                         |                                | % Chang                 |
| ESTIMATED POPULATION & DWELLING UNIT   | S                      |  | The state of the s |                               |                                | from 199                |
| stimated 1999 Population   |                        | - CONTRACTOR OF THE PARTY OF TH |  |                               | 39,663                         | NUMBER OF STREET        |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)                                       |                        |  |  |                               | 2,675                          | 24.00                   |
| Population Change (+/-) - (1999 to Projection Year)  |                        |  |  |                               | 6,368                          | 21.29                   |
|  |                        |  |  |                               |                                |                         |



Population Change (+/-) - (1999 to Projection Year)

Current Estimated Town Population

### SCENARIO BUILDER DEVELORMENT MODEL

BASE YEAR:

7,468 47,131

1999 PROJECTION YEAR: 2019

| <b>☆</b>   |   |   |                                | Constant   | by BVC Associates Inc.  | Alexandria VA 200  |
|--|---|---|--------------------------------|--|---|--|
| DEVELOPMENT SCENARIO ASSUMPTIONS   |   |   |                                | Created  | by: RKG Associates, Inc.,   | , Alexandria, VA, 200  |
| Annual Real Property Appreciation Rate   | 2.0%                                    | Re                                      | sidential Vacancy              | Rate   | MARKATAN TANAH  | 2%   |
| Real Property Tax Rate (Per \$100 Assessed Value)  | \$0.20                                  |   | 20                             |  |   |  |
| Annual Inflation Rate  | 2.5%                                    | 1,1                                     | umber of Years Pr              | ojected  |   | 20   |
| AX BASE ADDITIONS  |   |   |                                |  |   |  |
| ESIDENTIAL   | Units                                   | Acreage                                 | Building SF                    | Land AV  | Building AV   | Total  |
| Single Family (Rural)  | 703                                     | 752.0                                   | 1,516,220                      | \$30,123,488   | \$102,903,068   | \$133,026,5  |
| Single Family (Low Density) Multi-Family   | 166<br>2,220                            | 85.8<br>235.1                           | 343,240<br>2,632,600           | \$5,620,979<br>\$15,653,053  | \$21,219,055<br>\$139,748,989   | \$26,840,0<br>\$155,402,0  |
| Subtotal - Residential   | 3,089                                   | 1,072.9                                 | 4,492,060                      | \$51,397,520   | \$263,871,112   | \$315,268,6  |
| OMMERCIAL  |   |   |                                |  | Maria de la composición dela composición de la composición de la composición dela composición dela composición dela composición de la composición dela composición del composición dela composición del composición | SSSEED STATE OF THE SECOND SEC |
| Industria/R&D  | 22                                      | 154.2                                   | 1,100,000                      | \$2,089,548  | \$49,278,654  | \$51,368,2   |
| Retail/Service Office  | 43<br>62                                | 55.4<br>40.3                            | 400,020                        | \$6,266,965  | \$18,154,631  | \$24,421,5   |
| Subtotal - Commercial  | 127                                     | 249.9                                   | 375,000<br>1,875,020           | \$3,680,304<br>\$12,036,817  | \$20,103,189<br>\$87,536,474  | \$23,783,4<br>\$99,573,2   |
| THER   | 000000000000000000000000000000000000000 |   | 1,075,020                      | 412,030,017  | 407,530,474   | 455,575,2  |
| Other  | 27                                      | 23.0                                    | 150,040                        | \$472,638  | \$12,997,260  | \$13,469,8   |
| Subtotal - Other   | 27                                      | 23.0                                    | 150,040                        | \$472,638  | \$12,997,260  | \$13,469,8   |
| EAL PROPERTY APPRECIATION (DEPRECIATION)   |   |   |                                | *107.755.011   | 4104 820 005  | 4500 505 0   |
| Real Property Appreciation (Depreciation)  Total - New Tax Base  | 2.0%<br>3,243                           | 1,345.8                                 | 6,517,120                      | \$127,766,844<br>\$191,673,819   | \$494,839,025<br>\$859,243,871  | \$622,605,8<br>\$1,050,917,6   |
| MUNICIPAL REVENUES & EXPENDITURES  |   |   | HILLES HEAD                    |  | NEXT DESCRIPTION  |  |
| EVENUES  |   |   |                                |  | Current Year  | Ann. Chge. Fro<br>Base Ye  |
| General Property Taxes (R/E Appreciation):   | 090000000000000000000000000000000000000 | 194914491400000000000000000000000000000 | 99,000,000,000,000,000,000,000 | 9896364551944999999999999  | \$1,083,594   | 2.6  |
| General Property Taxes (New Development):  |   |   |                                |  | \$829,684   | 2.0  |
| Other Local Taxes:   |   |   |                                |  |   |  |
| Restaurant   |   |   |                                |  | \$1,265,340   | 4.3  |
| Consumer Utility   |   |   |                                |  | \$1,503,456   | 5.5  |
| Business License<br>Local Sales and Use  |   |   |                                |  | \$1,119,732<br>\$862,967  | 5.<br>4.   |
| Motor Vehicle License  |   |   |                                |  | \$50,622  | 1.   |
| Miscellaneous Tax Revenue  |   |   |                                |  | \$485,516   | 1.   |
| Non-Tax Revenue  |   |   |                                |  | \$2,317,495   | 5.   |
| Intergovernmental Revenues  Total - Revenues   |   |   |                                |  | \$831,698<br>\$10,350,104   | 1.8  |
| Revenues Per Capita  |   |   |                                |  | \$10,550,107  | \$485.   |
| XPENDITURES  |   |   |                                |  |   |  |
| Public Safety<br>Public Works  |   |   |                                |  | \$2,435,423   | 3.1  |
| Ceneral Covt Administration  |   |   |                                |  | \$1,586,247<br>\$1,191,514  | 3.   |
| Parks, Recreation & Culture  |   |   |                                |  | \$846,576   | 5.   |
| Other Expenditures   |   |   |                                |  | \$948,979   | 5.   |
| Total - Expenditures   |   |   |                                |  | \$7,008,738   | 3.   |
| Expenditures Per Capita  Degrating Revenues Over/Under Expenditures (Before Debt Service)  |   |   |                                |  | \$3,341,366   | \$338.<br>32.  |
| FRYICE DEMAND BY LAND USE  |   | 020000000000000000000000000000000000000 |                                |  | Current Year  | % of Total B   |
| Single Family (Rural)  |   |   |                                |  | \$1,546,619   | 22.  |
| Single Family (Low Density)  |   |   |                                |  | \$477,719   | 6.   |
| Multi-Family   |   |   |                                |  | \$2,881,625   | 41.  |
| Industrial/R&D<br>Retail/Service   |   |   |                                |  | \$1,044,252<br>\$423,448  | 14.  |
| Office   |   |   |                                |  | \$368,432   | 5.   |
| Other  |   |   |                                |  | \$266,644   | 3.   |
| Total - Expenditures   |   |   | Million and States and States  |  | \$7,008,738   | 100.0  |
| NET BONDED DEBT & ANNUAL DEBT SERVI  | CE                                      |   |                                |  |   | Current Yo   |
| Existing Annual Debt Service (Pre-2000)  |   |   |                                |  |   | \$176,6  |
| New Annual Debt Service (2000-Current Year)  Total - Debt Service (Current Year)   |   |   |                                |  |   | \$1,528,2<br>\$1,704,8   |
|  |   |   |                                |  |   |  |
| Outstanding Net Bonded Debt (General Obligation) Ratio: D/S to Total Gen. Fund Expenditures  |   |   |                                |  |   | \$10,031,3<br>10.1   |
| Ratio: Net Bonded Debt to Total Assessed Value   |   |   |                                |  |   | 0.4  |
| Ratio: D/S Per Capita  |   |   |                                |  |   | \$36   |
| urrent Year Operating Revenues (Less New Debt Service)   |   |   |                                |  |   | \$1,813,0  |
| AND DEMAND v. LAND SUPPLY  | Downtown                                | Southwest                               | Midtown                        | North End  | South End   | Northw   |
| ESIDENTIAL - Available Land Supply (Acres)   | 0.0                                     | 463.1                                   | 65.1                           | 325.9  | 41.7  | 33   |
| Number of Acres Available for Development  | -15.2                                   | 323.1                                   | -90.1                          | -103.5   | 29.6  |  |
| OMMERCIAL - Available Land Supply (Acres)  | 0.0                                     | 401.1                                   | 16.7                           | 59.2   | 207.8   | 4  |
| Number of Acres Available for Development  | -3.3                                    | 380.7                                   | -8.4                           | 43.3   | 5.4   | 4  |
| The state of the s |   |   |                                |  |   | % Char   |
| STIMATED POPULATION & DWELLING UN  | ITS                                     |   |                                | STATE OF THE STATE |   | from 15  |
| timated 1999 Population  |   |   |                                |  | 39,663  |  |
| Dwelling Unit Change (+/-) - (1999 to Projection Year)   |   |   |                                |  | 3,089   | 24.  |
| Population Change (+/-) - (1999 to Projection Year)  |   |   |                                |  | 7.468   |  |